

Start
File
Closing File Set
New York

CLOSING STATEMENT

SELLER: City of Newark

BUYER: K. Hovnanian at Newark Urban Renewal Corporation II, Inc. (Property to be assigned by Buyer to K. Hovnanian at Newark Urban Renewal Corp. III, Inc.)

PROPERTY: City of Newark:

Tax Block

406
407
405
404

Tax Lots

All
All
All
All, except 10, 11 & 13

Vacated Street Beds of
Newark St.

Wilsey St.

Academy St.

School St.

Between

North Side of West Market and
South Side of Academy Streets
North Side of West Market and
North Side of School Streets
East Side of Norfolk and West
Side of Wickliffe Streets
West Side of Wilsey and West
Side of Wickliffe Streets

CLOSING DATE: November 10, 1992

PURCHASE PRICE:

Above Tax Blocks (as per
amended Contract Section 6.3)
and above street beds
(See Exhibit 'A' hereto)

CREDIT TO
SELLER

\$395,986.88

CREDIT TO
BUYER

ADJUSTMENTS:

Deposit Monies (Contract Section 6.4)

\$ 20,000.00

Real Estate Taxes

(not applicable)

Water

(not applicable)

Sewer

(not applicable)

Realty Transfer Fee

(not applicable)

Demolition of buildings as per
Exhibit B, previously approved
by Department of Development
(Contract Section 2.3c)

\$204,150.00

TOTAL CREDITS

\$395,986.88

\$224,150.00

SELLER'S CREDITS \$395,986.88

LESS BUYER'S CREDITS \$224,150.00

NET TO SELLER \$171,836.88

NOTE: Although Buyer is paying for the above street beds at this closing, a Deed and related closing documents for same will not be delivered from the Seller to the Buyer until a later date. Similarly, although Buyer is paying for Tax Block 404, Lots 1, 3 and 34; Block 405, Lot 18; Block 406, Lots 4 and 18; and Block 407, Lots 1 thru 4, 13 thru 16, 18 and 20 thru 22 at this time the Seller's Deed(s) to Buyer for same will be delivered in one or more Deeds after the Seller acquires title to them from their current owners.

EXHIBIT C

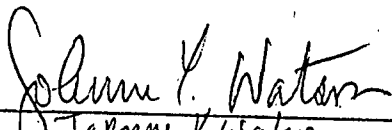
KHOV044768

For all purposes, legal title to the tax lots and street beds listed above shall pass from Seller to Buyer upon delivery of the Deed(s) for each of same respectively despite the fact that Buyer is paying the consideration for all of same at this time.

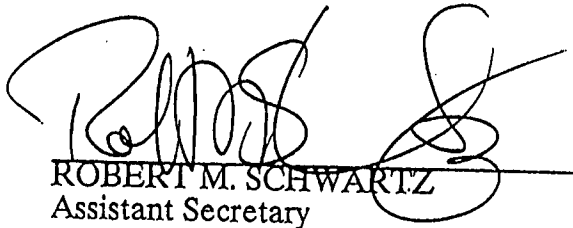
The Buyer is delivering to the Seller a check in the amount of \$173,140.00 to pay the consideration of \$171,836.88 as set forth above. The Buyer shall receive a credit of \$1,303.12 from the purchase price to be paid by the Buyer to the Seller for Site C or the balance of Site D, both of which are to be conveyed in the future.

Seller acknowledges that the property being conveyed is free and clear of all municipal liens and encumbrances including, but not limited to, real estate taxes, real estate tax sales certificates, water and sewer charges.

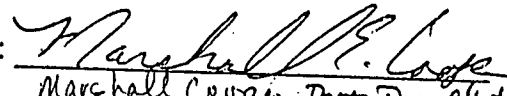
ATTEST:


Joanne V. Watson
Attorney At Law

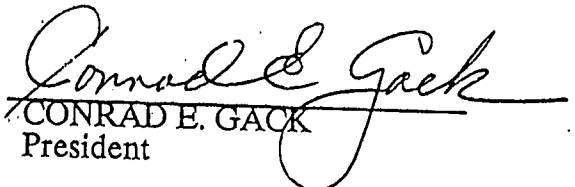
ATTEST:


ROBERT M. SCHWARTZ
Assistant Secretary

CITY OF NEWARK

By: 
Marshall Crupen, Dept. Development

K. HOVNANIAN AT NEWARK URBAN
RENEWAL CORPORATION III, INC.

By: 
CONRAD E. GACK
President

KHOV044769

EXHIBIT A

Site E - Original Square Feet Contract Price

| <u>Block #</u> | <u>Square Feet</u> |
|---------------------|---------------------|
| 407 | 40,042 |
| 406 | 41,431 |
| 405 | 74,472 |
| 404; Lots 16 to 36 | <u>36,688</u> |
| Original Site Total | 192,633 Square Feet |

Contract Price \$240,000.00
/192,633 Sq. Ft. = \$1.2459 Contract Price per Square Foot

Site E Current Square Feet

| | |
|------------------------------------|-------------------------------|
| Original Square Footage | 192,633 |
| Block 404, Lots 1 thru 4, 6 thru 9 | 20,097 (originally in Site C) |
| Street Beds (see Page 2) | <u>105,102</u> |
| Current Total Sq. Ft. of Site E | 317,832 Square Feet |

X \$1.2459/Sq. Ft. = Site E Gross Total \$395,986.88
Less Demolition Credit -\$204,150.00
Less Deposit -\$ 20,000.00
Net Price \$171,836.88

Street Vacations Site E, Newark

| <u>Street</u> | <u>Between</u> | <u>Total Square Feet</u> |
|---------------|--|--------------------------|
| Academy | Norfolk & Wickliffe (E. Side) (W. Side) | 51,950 Est |
| Wilsey | Academy & School (N. Side) (N. Side) | 12,995 |
| Wilsey | W. Mkt. & Academy (W. Side) (S. Side) | 10,267 |
| Newark | W. Mkt. & Academy (W. Side) (S. Side) | 12,342 |
| School St. | Wilsey & Wickliffe (E. Side) (W. Side) | 17,548 |
| | Total Square Feet | <u>105,102</u> |

NOTE: All square foot calculations above are from drawing entitled "Acquisition Parcels for Sites C & E, Society Hill at University Heights III" dated September 21, 1992, last revised September 25, 1992, prepared by Gerard A. Lupo, L.S. #14814, 55 Heckel Street, Belleville, New Jersey 07109 which is incorporated herein by reference.

KH0V044770